

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

March 6, 2014



Comprehensive Plan Amendment CPA14-03: City of Bryan

CASE DESCRIPTION: a proposal to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested major collector street connections and establish Coppercrest Drive as a major collector

LOCATION: an area generally located northeast of Texas State Highway 6 between Briarcrest and University Drives

BACKGROUND:

The Texas Local Government Code requires that cities wishing to govern land use within their corporate limits do so in accordance with a Comprehensive Plan. It is in the context of this plan that zoning ordinances and other development regulations can be adopted and have legal standing. The Comprehensive Plan assesses the growth that Bryan has experienced and estimates the likely growth that the city will have to manage in the future. A current and accurate plan is essential to this process. The Comprehensive Plan provides a vision to guide Bryan's growth and development in the near term and for years to come.

The Transportation segment of the 2007 Comprehensive Plan identified as its number one goal the need to provide a safe, efficient and convenient transportation system. The first objective in the process of achieving that goal is the development of a unified thoroughfare system linked to land use. According to the plan, two actions are crucial to the accomplishment of that objective:

- 1.) to refine the level of detail for the extension of thoroughfares into the ETJ; and
- 2.) to update the Thoroughfare Plan annually.

City staff from the Engineering Services and Development Services Departments have been working to identify specific elements of the adopted Thoroughfare Plan that, were they to be adjusted, will make for a more useable, common sense planning tool. During the coming months the staff intends to present to the Planning and Zoning Commission and City Council amendments that will both refine and update the existing Thoroughfare Plan. The plan amendments will be organized generally by geographic area and the sequence in which they are presented is not intended to denote any order of importance. The area of the proposed amendments described in this staff report and depicted on the attached map is generally bound by Briarcrest and University Drives and Texas State Highway 6.

Acting on behalf of the general public, only the City Council is authorized to officially amend the City of Bryan's Thoroughfare Plan through a Comprehensive Plan amendment. The Planning and Zoning Commission hears and makes a recommendation on proposals to amend the Thoroughfare Plan.

PROPOSED AMENDMENTS TO THE THOROUGHFARE PLAN, case no. CPA14-03:

- Note - #1 Relocate Proposed Major Collector to align with Wildflower Drive thru Bryan Towne Center at Current dead-end to University Drive East to avoid going through Existing Subdivisions and Developments.

- Note - #2 Add a Major Collector on Coppercrest Drive from University Drive East to Copperfield Drive

ANALYSIS:

As development patterns progress and conditions change over time, plan amendments reflecting those changes and refining the level of detail in a specific area will ultimately result in improved opportunities for orderly development. Individually and as a whole the proposed plan amendments will serve to create a more useable, common sense planning tool.

Potential disadvantages to the proposals include how new alignments could potentially affect property owners that were not previously affected or conversely had long range plans that relied upon original alignments. Staff contends that the nature of the proposed changes is such that negative effects would be unlikely.

RECOMMENDATION:

Staff recommends **approving** the requested amendments to the City of Bryan's Thoroughfare Plan, as presented. These proposed Thoroughfare Plan amendments preserve thoroughfares for future growth while also maximizing the potential of future development.